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# Campbell's

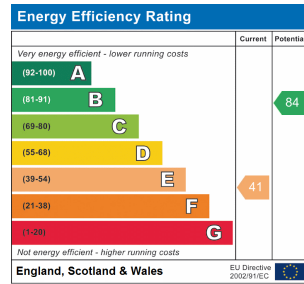
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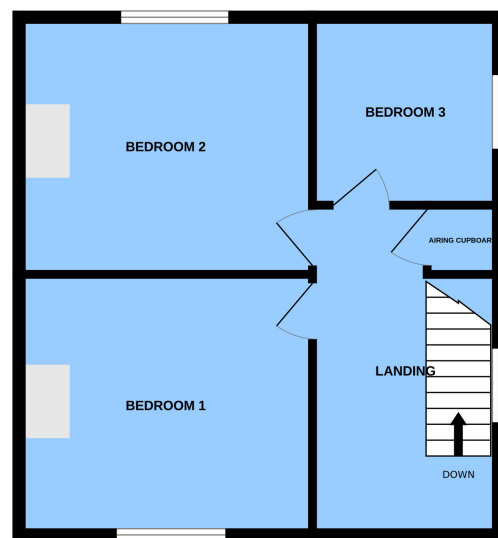
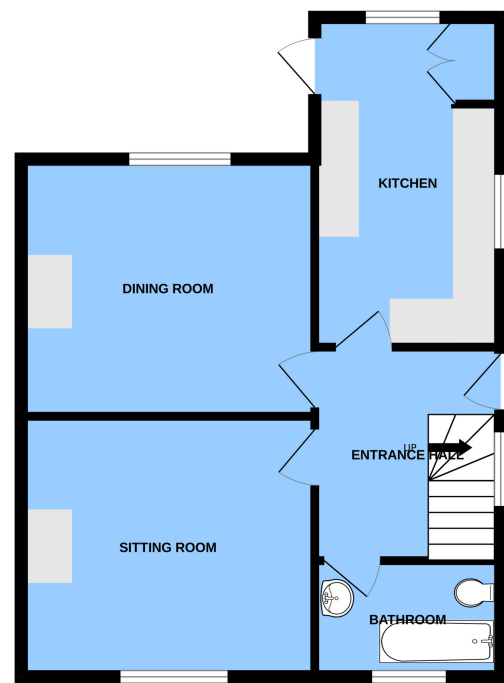
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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15 Langham Road, Robertsbridge, East Sussex TN32 5DX oiro £379,950 freehold

Set in a desirable part of the village and within just a short walk of the mainline station is this attractive semi-detached three bedroom period property that offers potential with a large area of off road parking and garage. Chain Free.

Semi-Detached Property    2 Reception Rooms    3 Bedrooms    Offering Potential  
 Popular Location    Chain Free

## Description

Viewing is essential to appreciate this attractive semi-detached period property that is in need of general modernisation. Set in a convenient location the house is within a short distance of the centre of the village and the mainline station. The property is thought to offer considerable potential and currently has accommodation set out over two floors arranged around an attractive reception hall. There are two reception rooms both with open fireplaces and a kitchen that has been extended. The bathroom is located on the ground floor whilst to the first floor are three bedrooms all enjoying views to either the front or rear.

Outside the gardens are extensive being predominantly set to the rear.

Chain Free.

## Directions

From Robertsbridge High Street proceed along Station Road into Brightling Road turning and a short distance after the station turn right into Knelle Road and then left into Langham Road where the property will be found along on the right hand side.

What3Words: ///lake.grumbling.surging

## THE ACCOMMODATION COMPRISES

A covered porch with panelled and glazed door through to

## RECEPTION HALL

with stairs rising to first floor landing and understairs cupboard.

## LIVING ROOM

12' 0" x 10' 10" (3.66m x 3.30m) with window to front and central tiled fireplace with shelving to side.

## DINING ROOM

12' 0" x 10' 0" (3.66m x 3.05m) with window to rear, coved ceiling, central tiled open fireplace and exposed wooden floor.



## KITCHEN

14' 0" x 7' 11" (4.27m x 2.41m) a dual aspect room with glazed door to side, large double cupboard with shelving and storage above and fitted with a basic range of kitchen cabinets providing cupboards and drawers with working surface and a single stainless steel sink. There is a floor mounted oil fired boiler.

## BATHROOM

6' 0" x 5' 0" (1.83m x 1.52m) with window to front and fitted with a panelled bath, close coupled wc, pedestal wash hand basin and heated towel rail.

## FIRST FLOOR LANDING

with window to side, loft space and airing cupboard with slatted shelves.

## BEDROOM

12' 0" x 11' 0" (3.66m x 3.35m) with window to front.



## BEDROOM

12' 0" x 10' 0" (3.66m x 3.05m) with window to rear enjoying views over the garden.



## BEDROOM

8' 0" x 8' 0" (2.44m x 2.44m) with window to side.

## GARAGE

18' 6" x 10' 0" (5.64m x 3.05m) in need of repair.

## OUTSIDE

The property has a long driveway that provides parking and leads to the garage. The front garden has an area of lawn that is partially hedge enclosed and offers potential for additional parking, subject to any necessary consent. To the rear is a small area of paved patio with steps rising up to the garden. The garden is large and established with many plants, shrubs and specimen trees and offers a good deal of privacy being enclosed with mature hedging. There is a timber shed and greenhouse as well as a dilapidated workshop.



## COUNCIL TAX

Rother District Council  
Band D - £2295.88 (2023/24)

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.